035.0	0004	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 596,600 / 596,600
					USE VALUE: 596,600 / 596,600
					ASSESSED: 596,600 / 596,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YARBROUGH ALAN D
Owner 2:	
Owner 3:	
Street 1:	27 FREMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YARBROUGH ALAN D -
Owner 2:	HOLMSTRAND KRISTEN -
Street 1:	27 FREMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6465.000	203,700		392,900	596,600
Total Card	0.148	203,700		392,900	596,600
Total Parcel	0.148	203,700		392,900	596,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.79 /Parcel: 417.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24627

GIS Ref

GIS Ref

Insp Date 03/26/09

!2902!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	203,700	0	6,465.	392,900	596,600		Year end	12/23/2021
2021	101	FV	196,800	0	6,465.	392,900	589,700		Year End Roll	12/10/2020
2020	101	FV	196,800	0	6,465.	392,900	589,700	589,700	Year End Roll	12/18/2019
2019	101	FV	181,300	0	6,465.	356,100	537,400	537,400	Year End Roll	1/3/2019
2018	101	FV	181,300	0	6,465.	337,700	519,000	519,000	Year End Roll	12/20/2017
2017	101	FV	181,300	0	6,465.	294,700	476,000	476,000	Year End Roll	1/3/2017
2016	101	FV	181,300	0	6,465.	251,700	433,000	433,000	Year End	1/4/2016
2015	101	FV	169,900	0	6,465.	233,300	403,200	403,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:14:19

LAST REV

Date	Time
01/06/21	15:41:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2902

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YARBROUGH ALAN	76578-27	1	12/30/2020	Estate/Div		No	No		
MORUZZI AGNES V	38013-8		2/14/2003		315,000	No	No		
MORUZZI AGNES V	36835-622		10/28/2002	Family	10	No	No		
	19861-388		6/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	24627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	848	Solar Pa	6,000		7/1/2015			Install 16 solar p

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
3/26/2009	Meas/Inspect	163	PATRIOT
5/9/2003	MLS	MM	Mary M
3/8/2000	Inspected	276	PATRIOT
2/25/2000	Measured	197	PATRIOT
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6465		Sq. Ft.	Site		0	64.	0.95	3									392,927						392,900	

Total AC/HA:	0.14842	Total SF/SM:	6465	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	392,927	Spl Credit		Total:	392,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	147.015
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291375
Depreciation:	87646
Depreciated Total:	203729

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

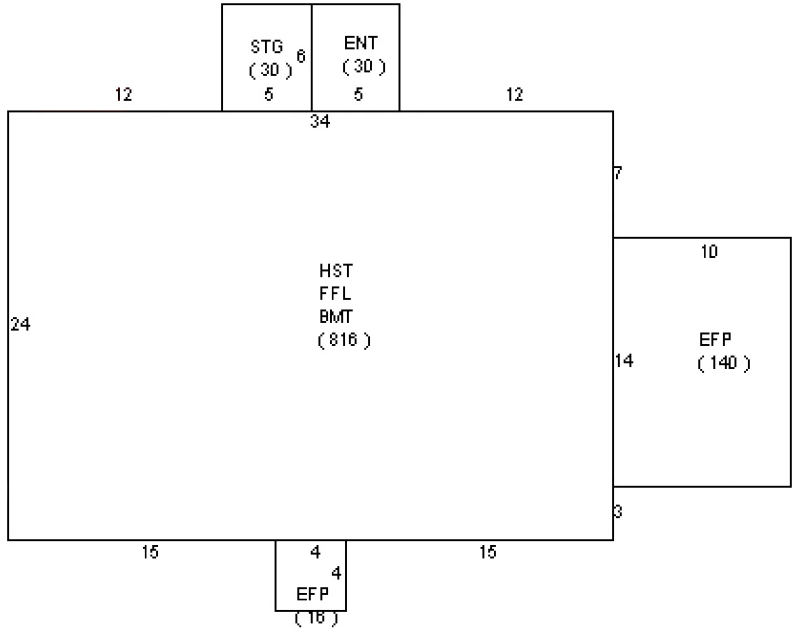
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.02
Special Features:	0	Val/Su Net:	90.29
Final Total:	203700	Val/Su SzAd	166.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	47.630	38,868
FFL	First Floor	816	147.010	119,964
HST	Half Story	408	147.010	59,982
EFP	Enclos Porch	156	44.230	6,900
ENT	ENTRY	30	26.140	784
STG	Storage	30	12.540	376

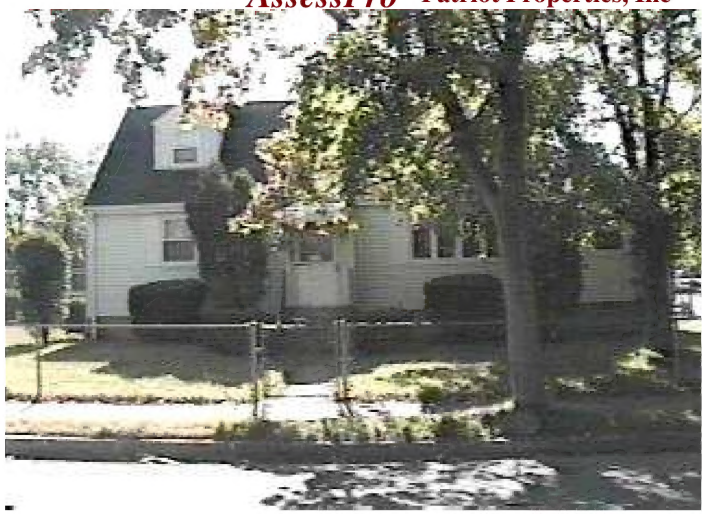
Net Sketched Area:	2,256			Total:	226,874
Size Ad	1224	Gross Area	2664	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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